

**SPECIAL EXCEPTION APPLICATION
911 BOUNDARY STREET**

Ap/3927
Pd/10/3/16

City of Beaufort Zoning Board of Appeals
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011, Fax (843) 986-5606
E-Mail: jbachety@cityofbeaufort.org
*Revised September 12, 2014

Application Fee
\$300

SPECIAL EXCEPTION APPLICATION

OFFICE USE ONLY: Date Filed: 10/3/16 Application #: 2B16-2 Zoning District: GC

Instructions

Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

Submittal Requirements

- 1. A legal survey of the property.
- 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required.
- 3. Photograph(s) of the site.

APPLICANT(S): Michael Jones
 Address: 47 TRIFARR DA LADY ISLAND, SC. 29907
 Telephone: 706-326-8172 [day] _____ [fax]
 E-mail: MIKEJONESKANI@gmail.com

PAID
 A/K/M 10/3/16
 CC

OWNER(S) if other than Applicant(s): _____
 Address: _____
 Telephone: _____ [day] _____ [fax]

PROPERTY STREET ADDRESS: 911 Boundary ST
 Tax Map No.: 4
 Parcel No.: 23

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?
 Yes No

DESIGNATION OF AGENT [complete only if owner is not applicant]:
 I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____ Owner's Signature: _____

I (We) certify that the information in this application is correct.

Date: 10-3-2016 Applicant's Signature: 

- (1) The food that will be prepared outdoors will be pork shoulders and pork ribs.
- (2) The hours of operation will be Tuesday-Saturday 11:00am-8:00pm
- (3) The cooking will be conducted every other day for approx 6-8hrs
- (4) The competition smoker is wood fired in an enclosed hot box
- (5) The process by which the cooking will be done is as follows: The meat will be seared first at approx 400 degrees and then will be moved over indirect heat at approx 225 degrees for the remaining cooking time. The smoke that will be produced will be about the same as burning a fire place.
- (6) The cooker will remain outside under an awning to keep out of weather. Cooker will also be chained to the concrete.
- (7) The grease from the cooker will be the drippings from the pork and will be removed after cooking and placed in containers for removal by a local company.
- (8) The cooking area will remain clean at all times. Cooker will be cleaned after each used and will remain closed after each cleaning.
- (9) The wood will be stored beside the building raised off ground and covered from weather.
- (10) The amount of wood needed for the cooking process will vary with the amount and weight of the pork. The amount of stored wood on site will be approx 3-4 cords of oak..
- (11) The staging of the horses located on the property behind me will not be a problem. I have spoken on numerous occasions with Peter White about the cooking process and he has assured me everything is ok. He and I are working together to ensure we both can profit from the business I am starting by working together to ensure there are no issues.

Thank you,

Michael jones

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Smoker Trailer Wood 59" x 29" Charcoal Pit Wood Cage BBQ Cooker

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Pull behind smoker trailer is great for holidays and catering. The air flow is designed to reach the meat evenly and the temperature gauges allow you to keep track of cooking. It has a warming box for keeping food warm while grilling. Wood cage for hauling firewood.

Model: **st2400** [Add to Wishlist](#) [Add to Compare](#)

\$2,199.00

Qty:

PROFESSIONAL DELIVERY

Delivery Cost: **\$750.00**



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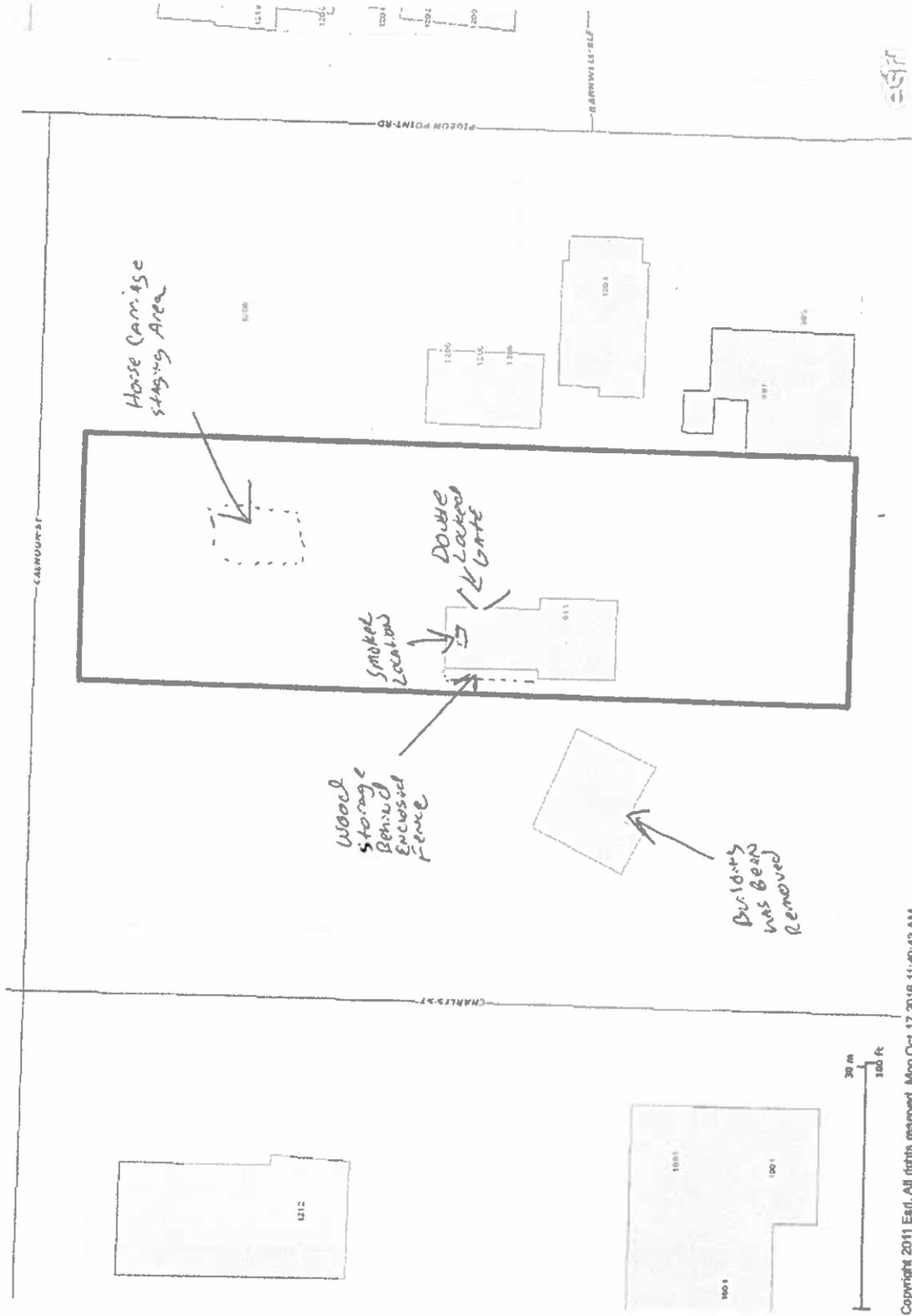


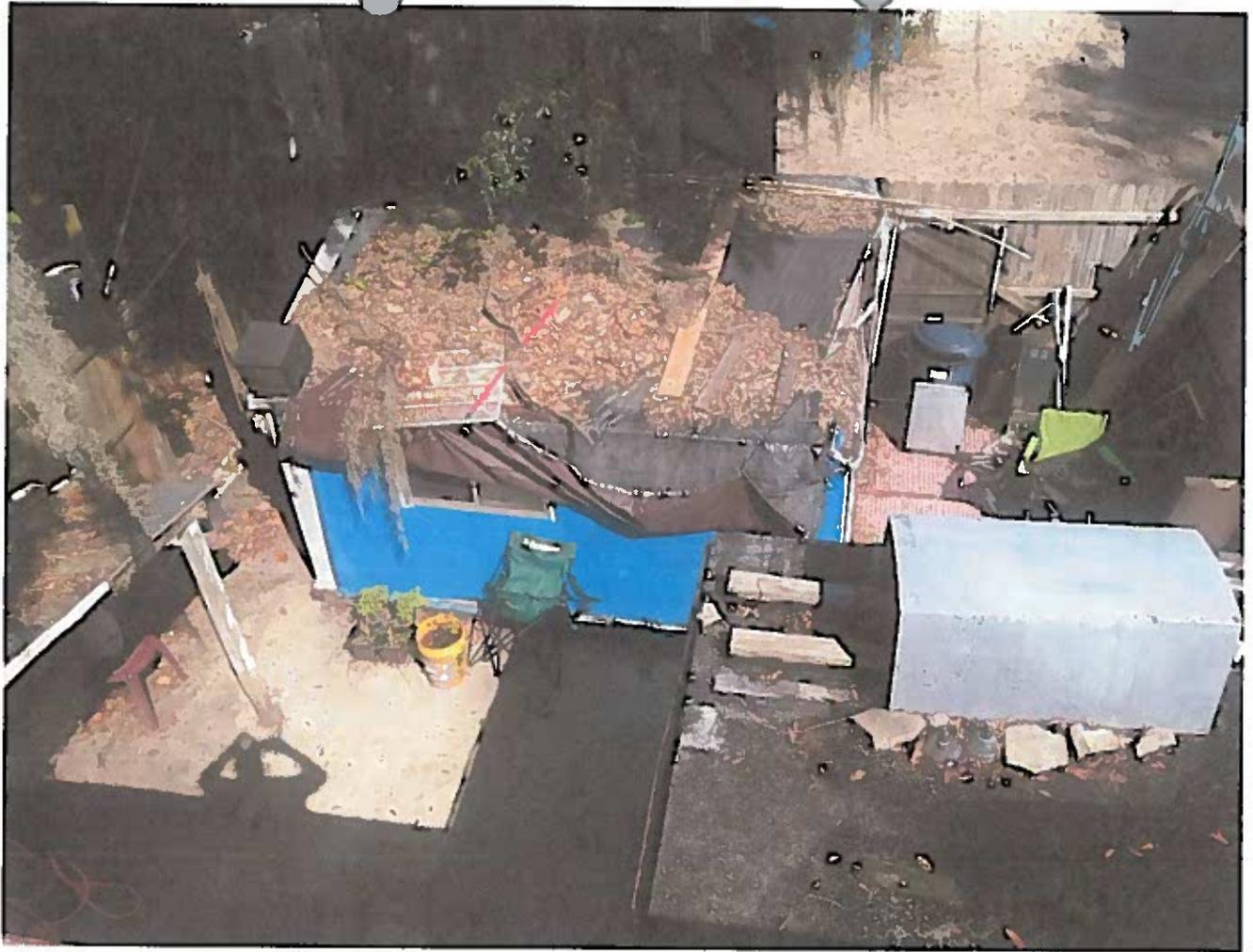
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[Description](#) [Specifications](#) [Reviews](#) [Questions \(0\)](#)

- Smoker Chamber made from 7 gauge steel
- (1) 59" x 29" Cooking Surface
- 1711 sq. in. of Cooking Surface
- Fire Box Dimensions 29" long x 24" wide x 13" high
- Wood Storage Dimensions 64" x 17.5"
- Smoker Chamber Dimensions 63" long x 30" round
- Warming Box Dimensions 24" wide x 29" deep x 13" tall
- Smoker Has 3 Temperature Gauges 2 on the smoker chamber and 1 on warming box
- Smoker Also adjustable smoke vent from fire box to smoker chamber
- Slide out work tray under warming box to set items while smoking

911 Boundary St





STAFF REPORT
911 BOUNDARY STREET

**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Staff Report and Recommendations
Meeting of 24 October 2016**

Case Number: ZB16-21
Property Address: 911 Boundary Street
Applicant: Michael Jones
Type of Request: Special Exception for outdoor cooking
Zoning: General Commercial District

Background: The property is located at 911 Boundary Street (see Site Location Map attached). The property is identified as District 120, Tax Map 4, Parcel 23. The lot is zoned “GC General Commercial District” (GC). There is an existing building on the lot which has been used as a restaurant in the past. Photos of the building and site are attached. Southurn Rose Carriage Tours stores its horse carriages on the property and stages the horse carriages there in the morning and evening. The adjacent property to the west is vacant. A vacant building was recently removed from this site. The building to the east has two tenants—a retail use is located at 905 Boundary, and an office is located at 907 Boundary. Magnolia Court Guest Suites (four short term rental units) are located at 1204 and 1206 Pigeon Point Road.

The applicant proposes to open a restaurant in the existing building at 911 Boundary Street. The applicant proposes to smoke pork shoulders and pork ribs outside. A restaurant with outdoor cooking is permitted by special exception in the GC District. Special exceptions are approved by the Zoning Board of Appeals.

The grilling area will be adjacent to the building to the north (see attached sketch titled “911 Boundary St”). The applicant has provided an outline of the proposed activity (attached).

Staff comments: A new fence has been built on the property (see attached photo). Staff cannot find evidence that a permit was issued for construction of that fence. The fence is partially screening a large piece of equipment. What is that equipment? Is it necessary for the current restaurant operation? Screening structures should completely screen the item it is intended to screen.

The applicant said the cooker will be under an awning. A permit is required for installation of the awning. The awning may need to be fabricated from fire resistant materials.

The site has a variety of items relating to the carriage operation—an old shed, a stand (?) under a tent (see attached photo), maintenance equipment, etc. The site is not well-kept. When staff visited the site recently at mid-day, carriage maintenance activities were underway and a carriage horse was on the property.

Public comment: The public hearing notice referencing this application appeared in the October 9, 2016 edition of *The Beaufort Gazette*. The property was posted on October 10. Letters were sent to adjoining property owners on October 12. Staff has received no public comments on this application as of the date of this writing.

Criteria for approval of a special exception set out in Section 3.16:

According to the UDO, the Zoning Board of Appeals may approve an application for a Special Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the general public. The UDO stipulates that the Board shall consider six

criteria in its review of an application for a special exception. Staff comments on how the application relates to these criteria follows.

- (1) *Whether the proposed use is compatible with existing land uses in the surrounding area.* The property is located in a commercial area. The adjacent lot to the west is vacant. To the east, there is a 2-tenant commercial building, and 4 guest suite units. If the activity did not create any off-site impact (smoke, smells, etc.), it could be considered compatible with adjacent land uses.
- (2) *Whether the proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area.* A new fence has been installed that does not completely screen a large, unattractive piece of equipment.
- (3) *The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City.* The proposed use will not have a negative impact on public infrastructure.
- (4) *Whether the proposed use and designs are in general conformity with the City's comprehensive plan and any other plans officially adopted by the City.* The proposed use is in general conformity with the City's comprehensive plan.
- (5) *Likely impact on public health and safety.* Is it appropriate for outdoor restaurant cooking to occur on a lot where carriage horses are staged and carriage equipment is stored and cleaned? What is DHEC's position on this?
- (6) *Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts.* Does the Board feel the proposed activity will have a negative impact on the adjoining guest suites?

Staff recommendation: If the Board makes a determination that there will be no significant negative impact upon residents of surrounding property or upon the general public, staff recommends the following conditions be attached to approval of the special exception:

- That the screening structure be modified to completely screen the building equipment. Note that a permit will be required for this work;
- That the site be cleaned up so that all horse carriage equipment except the carriages, is stored completely inside a building or are removed from the site.

